# **SALE/LEASE** 8,131 Sq. Ft. (+/-)

## **LIZOTTE** AND ASSOCIATES REAL ESTATE INC



### 8003 - 102 Street NW, Edmonton, AB

## WEST RITCHIE COMMERCIAL BUILDING

### **Property Highlights**

- Located in the highly desirable West Ritchie Neighbourhood.
- Corner lot oversized lot, with secure fenced parking at the rear of the building up to (20) stalls
- Beautiful Southwest view from the ample windowed second floor office space.
- Force Air/AC new or replaced with last 10-15 years max.
- New roof recently added.

780.488.0888

• Excellent access to 99 Street. Whyte Avenue area

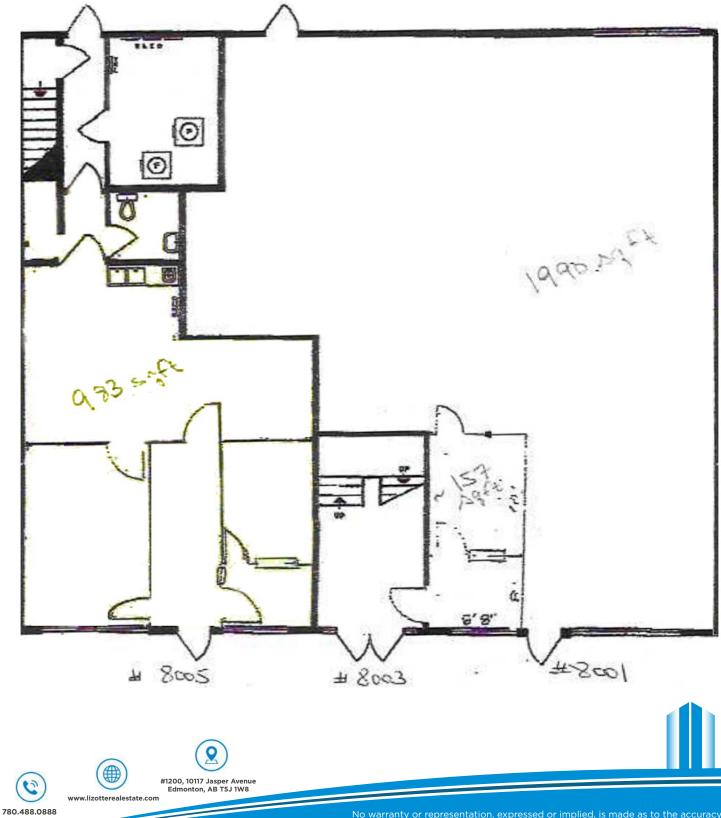
#1200, 10117 Jasper Avenu





## SALE/LEASE 8003 - 102 Street NW, Edmonton





No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

AND ASSOCIATES REAL ESTATE INC

# SALE/LEASE 8003 - 102 Street NW, Edmonton



### **Addition Information**

- Kitchenettes in all retail office suites
- Recently renovated all new carpet
- Office furniture
- Upgraded LED lighting throughout
- 2011 new windows
- 2017 Roof replaced
- 2016 four high efficiency furnaces installed and one hot water tank downstairs
- 2018 remote controlled fence gate installed
- 2020 LED lights upstairs offices/hallway/stairwells
- 2020 three outside glass front doors replaced #8001/#8003/#8005 High density security glass
- 2018 remote controlled fence gate installed
- 2021 two new a/c units installed (#202/#203 upstairs and #8001 downstairs)







# SALE/LEASE 8003 – 102 Street NW, Edmonton

### **Property Information**

| Municipal Address: | 8003 – 102 Street NW, Edmonton, AB |
|--------------------|------------------------------------|
| Legal Address:     | Lot 24A, Block 51, Plan 9422905    |
| Building Size:     | 8,131 Sq. Ft. (+/-)                |

**Zoning:** General Business Zone (CB2)

**Parking:** Ample surface parking, up to 18 fenced and secured stalls

Possession: Immediate/negotiable

#### \$\$\$

#### Lease Rate: Main Floor starting at \$18.00 Second Floor starting at \$12.00

#### Contact

#### David J. Olson

Senior Associate Cell: 780.908.1650 Direct: 780.784.5356 david@lizotterealestate.com

AND ASSOCIATES REAL ESTATE INC

#### Justin Sorensen

Associate Cell: 780.257.6860 Direct: 780.784.9581 justin@lizotterealestate.com

#### Soudabeh Mobin

Unlicensed Assistant Cell: 780.340.9595 Direct: 780.784.9583 soudabeh@lizotterealestate.com

